



**Board of Commissioners of Cook County
Report of the Zoning and Building Committee**

Wednesday, December 4, 2013

10:00 AM

*Cook County Building, Board Room, 118
North Clark Street, Chicago, Illinois*

SECTION 1

ATTENDANCE

Present: Chairman Silvestri, Commissioners Butler, Collins, Daley, Gainer, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Moore (13)

Absent: Vice Chairman, Commissioners Murphy, Fritchey, García and Tobolski (4)

**Also
Present:** Andrew Przybylo, Secretary, Zoning Board of Appeals

SPECIAL USE/UNIQUE USE

14-0060

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Applicant seeks a Special Use for a Planned Unit Development in the R-5 Single Family Residence District to construct a new single family home with attached garage on a parcel that is designated as "Environmentally Sensitive Area" by the Cook County Comprehensive Land Use Plan Map (if granted under a companion variance V- 13-53) in Section 36 of Riverside Township.

Township: Riverside

County District: 17

Zoning Number: Z13061

Docket Number: 8929, 8932

Property Address: 7804 W. 39th Street, Riverside, Illinois.

Property Description: The Subject Property consists of less than .25 of an acre located on the Northwest corner of Washington Avenue and 39th Street in Section 36.

Owner: Randy and Lora Noel

Applicant: Randy and Lora Noel

Current Zoning: R-5 Single Family Residence District

Intended use: Construct a new single family home with attached garage

Recommendation: That the application be granted

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 10/07/2013

Zoning Board Recommendation date: 11/06/2013

County Board extension granted: N/A

A motion was made by Commissioner Goslin, seconded by Commissioner Butler that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Yea: Chairman Silvestri, Commissioners Butler, Collins, Daley, Gainer, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Moore (13)

Absent: Vice Chairman, Commissioners Murphy, Fritchey, García and Tobolski (4)

14-0063

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Applicant seeks a Special Use for Unique Use Permit in an R-5 Single Family Residence District to operate a non-for-profit facility for the rescue, rehabilitation, education and adoption of unwanted, abused or neglected parrots in Section 17 of Northfield Township.

Township: Northfield

County District: 14

Zoning Number: Z 13052

Docket Number: 8928

Property Address: 1648 Central Avenue, Northbrook, Illinois.

Property Description: The Subject Property consists of approximately 1/4 of an acre located on the West side of Central Avenue approximately 320 feet south of Pleasant Street in Northfield Township, Unincorporated Cook County.

Owner: Richard Weiner

Applicant: Richard Weiner

Current Zoning: R-5 Single Family Residence District

Intended use: To care for those parrots who can no longer be cared for by their owners, to rehabilitate them if necessary and to find new and loving permanent homes.

Recommendation: ZBA Recommendation for the Application to be granted with Conditions

Conditions: The Conditions are as follows:

- 1) No more than 80 birds will be kept inside the Refuge; provided, however, that, in addition to the 80 birds that will be maintained inside the Refuge the Applicant may keep one hawk in a cage located on the rear yard of the Subject Property;
- 2) Applicant Weiner is to eliminate two of the three bird cages currently located in the rear yard of the Subject Property;
- 2) Applicant Weiner is to fully utilize the Subject Property's garage to reduce the street parking;
- 4) No commercial dumpsters permitted; limit to no more than four residential style garbage cans; and
- 5) Limit the hours and days of operation for the benefit of the neighborhood as follows: 9:00 AM - 7:00 PM Monday through Friday and 10:00 AM - 5:00 PM on Saturday and Sunday for volunteers working at, and visitors to, the Refuge.

Objectors: Four objectors present at the hearing.

History:

Zoning Board Hearing: 09/25/2013

Zoning Board Recommendation date: 11/06/2013

County Board extension granted: N/A

A motion was made by Commissioner Goslin, seconded by Commissioner Butler that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Yea: Chairman Silvestri, Commissioners Butler, Collins, Daley, Gainer, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Moore (13)

Absent: Vice Chairman, Commissioners Murphy, Fritchey, García and Tobolski (4)

VARIATIONS

14-0086

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in an R-5 Single Family Residence District to increase the height of an existing fence in the corner side yard from the maximum allowed 3 feet to an existing 6 feet.

Township: Worth

County District: 6

Zoning Number: Z13068

Docket Number: 8939

Property Address: 6030 W. 129th Street, Palos Heights, Illinois.

Property Description: The Subject Property consists of 0.23 acre located on the Northwest corner of 129th Street and McVicker Avenue in Worth Township, in Cook County District #6.

Owner: Reed Sheehan

Applicant: Reed Sheehan

Current Zoning: R-5 Single Family Residence District

Intended use: Variance is sought to bring an existing fence into compliance.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 11/06/2013

Zoning Board Recommendation date: 11/06/2013

County Board extension granted: N/A

A motion was made by Commissioner Butler, seconded by Commissioner Steele that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Yea: Chairman Silvestri, Commissioners Butler, Collins, Daley, Gainer, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Moore (13)

Absent: Vice Chairman, Commissioners Murphy, Fritchey, García and Tobolski (4)

14-0085

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in an R-4 Single Family Residence District to reduce the lot area from the minimum required 20,000 square feet to an existing 16,800 square feet.

Township: Lyons

County District: 17

Zoning Number: Z13069

Docket Number: #8940

Property Address: 6029 S. Edgewood Avenue, LaGrange, Illinois

Property Description: The Subject Property consists of 0.386 acre located on the East side of Edgewood Avenue approximately 208.35 feet North of 61st Street in Section 17 of Lyons Township

Owner: KTP Real Estate LLC - Bronny Samardzija

Applicant: Chris Krstev

Current Zoning: R-4 Single Family Residence District

Intended use: Variance is sought in order to construct a new residential dwelling with attached garage.

Recommendation: ZBA Recommendation for the application to be granted

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 11/06/2013

Zoning Board Recommendation date: 11/06/2013

County Board extension granted: N/A

A motion was made by Commissioner Gainer, seconded by Commissioner Steele that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Yea: Chairman Silvestri, Commissioners Butler, Collins, Daley, Gainer, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Moore (13)

Absent: Vice Chairman, Commissioners Murphy, Fritchey, García and Tobolski (4)

NEW APPLICATION

14-0061

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

NEW APPLICATION FOR REFERRAL TO THE ZONING BOARD OF APPEALS

Request: Applicant seeks a map amendment to rezone the property from R-7 SU General Residence District, part of a Planned Unit Development granted in 1986, to C-2 Restricted Office District in order to bring the existing uses in conformance with the Zoning Ordinance.

Township: Palos

County District: 17

Property Address: 13011 S. 104th Ave., Palos Park, Illinois 60464

Property Description: Subject property is approximately 5.83 acres located on the northeast corner of 131st Street and 104th Avenue in Palos Park. PIN#: 23-33-100-015-0000

Owner: Peace Properties, LLC, 13011 S. 104th Ave., Palos Park, Illinois 60464

Applicant: Harvey A. Leffring, Manager, Peace Properties, LLC., 13011 S. 104th Ave. Palos Park, Illinois L 60464

Current Zoning: R-7 SU General Residence District with a Special Use for Medical Building

Intended use: Professional Offices

A motion was made by Commissioner Gainer, seconded by Commissioner Butler that this New Application be recommended for referral to Zoning Board of Appeals. The motion carried by the following vote:

Yea: Chairman Silvestri, Commissioners Butler, Collins, Daley, Gainer, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Moore (13)

Absent: Vice Chairman, Commissioners Murphy, Fritchey, García and Tobolski (4)

ADJOURNMENT

Commissioner Gainer, moved to adjourn the meeting, seconded by Commissioner Moore. The motion carried and the meeting was adjourned. The motion carried by the following vote:

Yea: Chairman Silvestri, Commissioners Butler, Collins, Daley, Gainer, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Moore (13)

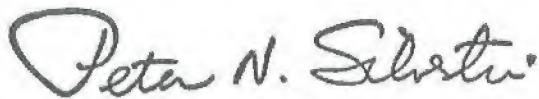
Absent: Vice Chairman, Commissioners Murphy, Fritchey, García and Tobolski (4)

SECTION 2

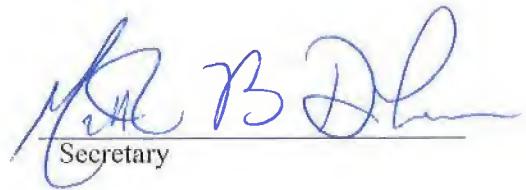
**YOUR COMMITTEE RECOMMENDS THE FOLLOWING ACTION
WITH REGARD TO THE MATTERS NAMED HEREIN:**

File Id Number 14-0060	Recommended for Approval
File Id Number 14-0063	Recommended for Approval
File Id Number 14-0086	Recommended for Approval
File Id Number 14-0085	Recommended for Approval
File Id Number 14-0061	Recommended for Referral

Respectfully submitted,



Chairman



Secretary

*A video recording of this meeting is available on the Office of the Secretary to the Board's web site on the Video Page at

<http://blog.cookcountyil.gov/secretarytotheboard/county-board-proceedings/county-board-video-and-audio/>